

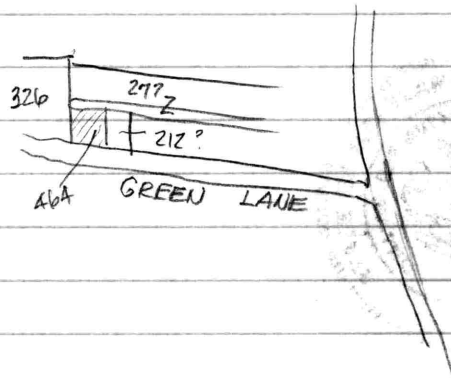
DESCRIPTION OF LOTS 25 & 27, GREEN LANE PARK  
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Green Lane, said point being the southwest corner of the herein described lands and the southeast corner of the lands of Arthur Flayhart; and running, thence, by and with said Flayhart lands N 15 49 20 E - 164.70' to an iron pipe and the lands of Bobby O. Clark; thence, by and with said Clark Lands S 62 52 E - 132.30' to an iron pipe and the lands of Patricia Crew; thence, by and with said Crew lands (Lot 23 of Green Lane Park) S 27 08 W - 161.50' to an iron pipe on the northeast side of Green Lane; thence, by and with the northeast side of said road N 62 52 W - 100.00' to the place of beginning. Containing in all 0.431 acres of land, more or less.

March 11, 2002.

William R. Nuttle.

MAP 51



326 Arthur Flayhart

277 Bobby Clark

Lots 21 & 23

212 Patricia Crew EHP 208/219

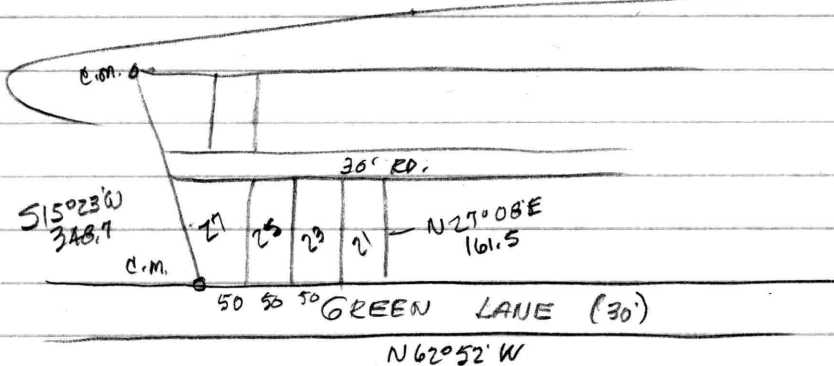
464 Eugene F. Deems, Jr.

624 Talon Ct., Arnold. 21012

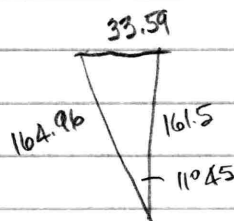
EHP 158/177

Parcel 3 - Lots 25 & 27, Green Lane Park WHG 4/478A.

SEE Grant to Co. Comm. WHG 35/175 (33' rd.)



EHP 17/369 - Eliminates 30' R/W and sets 40' R/W north of even numbered lots.



464

551 Wm. F. Wiley Jr.

## "GREEN LANE PARK" RESTRICTIONS

SUBJECT, HOWEVER, to the following restrictions:

1. The land and any buildings thereon erected shall be used for residential and professional purposes only; provided, however, that the grantees shall have the right to raise crops thereon.
2. That no more than one and none other than a single residence dwelling with or without an attached or detached garage (with privilege of utility building and/or screened patio) shall be erected on any one lot hereby conveyed.
3. Not to do or suffer anything thereon that may constitute a nuisance to person or persons owning or occupying any other land to which these covenants and conditions do now or may hereafter apply.
4. No cows or swine shall be permitted on said property hereby conveyed.
5. No building shall be erected within five (5) feet of the side boundary line, and the front building line of any dwelling shall be not less than fifty (50) feet between said front building line and the road on which it faces.
6. Sewage facilities shall be a septic tank with the title field; all sanitation facilities constructed on said property shall conform to Kent County Board of Health requirements and be constructed and operated as not to constitute a menace to the water supply and health of the community; and refuse and garbage shall not be allowed to accumulate out of doors, but shall be burned or promptly disposed of.
7. There shall be no signs or billboards of any nature larger than thirty inches by thirty inches, placed on this property, Lot number ONE excluded.
8. That no trailer, tent, shack, or other temporary building shall be erected or allowed on said property.
9. No dwelling house shall be erected on any one lot hereby conveyed valued at less than Seven Thousand Five Hundred Dollars (\$7,500.00), and having not less than 900 square feet of floor space in said one story house, aside from open porch floor space; and having not less than 1250 square feet of floor space in said two story house.
10. All outside construction of dwelling houses commenced on the aforementioned development, shall be completed within twelve (12) months from the beginning of the construction operations.



ARTHUR FLAYHART

I.P.

BOBBY CLARK

S 62° 52' E →

132.30'

I.P.

161.50'

0.431 Ac.±

N 15° 49' 20" E →

164.70'

I.P.

← N 62° 52' W

100.00'

I.P.

← S 27° 08' W

garage

PATRICIA CREW

GREEN LANE

Note: This survey is based upon the subdivision plat WH64/478A and the position of monuments found along the Bobby Clark line.



William R. Nuttle

PLAT OF A SURVEY OF  
LOTS 25 & 27, GREEN LANE PARK

5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

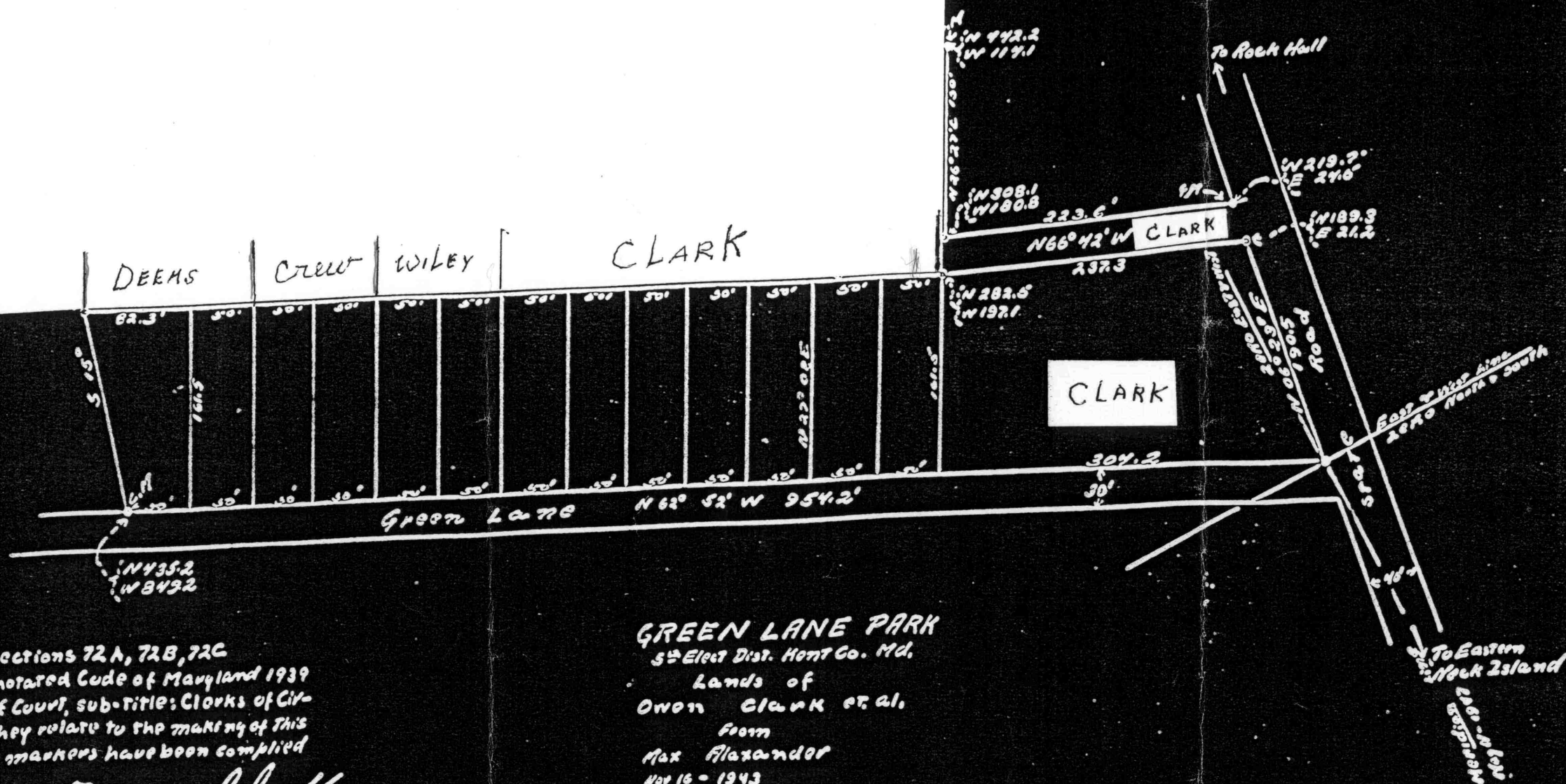
Scale 1"=40'

Jan. 2002.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

I.P. = iron pipe

for Eugene F. Deems, Jr.



The requirements of sections 72A, 72B, 72C of Article 17 of the Annotated Code of Maryland 1939 Edition (title: Clerks of Court, sub-title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting of the markers have been complied with.

*Owen Clark*  
Owner of the lands shown herein

**GREEN LANE PARK**  
5th Elect Dist. HONT Co. Md.  
Lands of  
**Owen Clark et al.**  
from  
**Max Alexander**  
Nov 16 - 1943  
R.R.S 32-456

Surveyed April - 1947. By **J. A. Metcalfe**  
Registered Land Surveyor #667.  
State of Maryland  
Scale 1" = 100'